

SAINT-ZOTIQUE

LAND FOR SALE

WITH APPROVED PROJECT

Price : **\$2,520,000** + GST/PST | Area : **34539 pi²**

Cadastral number : **6 666 745**

PMML



Sophia Meliani

Team Sophia Meliani

Senior VP

Real Estate Broker | PMML
Partner

📞 438-990-3480

✉️ sophia.meliani@pmml.ca

LAND DESCRIPTION

64-UNIT MULTIFAMILY PROJECT – SAINT-ZOTIQUE 34,531-sq-ft lot with approved PIIA, ready for construction, on Principale Street, just steps from Highway 20 and the new Carrefour 20-20. Fully serviced site for 64 units across 5 stories (8 studios, 28 x 3½-bedroom, 24 x 4½-bedroom, 4 x 5½-bedroom) with underground parking. Plans, technical studies, and environmental assessments completed: ready to break ground immediately. A rare, turnkey opportunity for a savvy builder or developer in a rapidly growing area!

Contact us today for more information !

INFORMATION

PPCMOI : **No**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **\$0**

Municipal Land Assessment : **\$1 225 500**

Total Municipal Assessment : **\$1 225 500**

ASKING PRICE :

\$2,520,000

+ GST/PST

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

Cadastre

6 666 745

Number of Storeys Permitted

min. : 1 | max. : 5



Type of Use

Residential

Permitted Density

To be verified



Price per SQ. Ft.

\$72.96



6 666 745 234 - 238 Principale, Saint-Zotique



SAINT-ZOTIQUE

Area attractions

3 minutes from Highway 20

5 minutes from the Les
Coteaux VIA Rail station

1 minute from Marina de la
Grande Seigneurie

1 minute from the Metro
Fordham grocery store and
Liquidation Marie

1 minute from the Uniprix
pharmacy

3 minutes from St-Zotique
Elementary School



ZONING

➤ Zoning Code

276M

➤ Zoning Description

H-5: Detached three-family residence (triplex)

H-6: Multi-family residence

H-7: Collective residence

➤ Specific Uses

Refer to the usage grid and municipal regulations

➤ Public Services

Connection to the municipality's water and sewer systems

➤ Special Provisions

Refer to the usage grid and municipal regulations

PROJECT PROGRESS

☒ Environmental Studies:
Phase II

☒ Preliminary plans

☒ Project approved

☐ Construction plans
finalized

☐ Demolition and/or
Construction permits
obtained

Additional Information

The sale is made without any legal warranty of quality, at the buyer's own risk.

The buyer must conduct the customary inspections to ensure that the intended use of the property complies with applicable land use and zoning regulations.

All information contained in this sheet is, to the best of our knowledge, accurate to date, but it is the buyer's responsibility to verify it. Development stages should be verified by the buyer based on the specific requirements of their project.